033.0	0005	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	524,800 /	524,800
USE VALUE:	524,800 /	524,800
ASSESSED:	524,800 /	524,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		MICHAEL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARTIN MICHAEL/ETAL
Owner 2:	MARTIN MAUREEN E
Owner 3:	
Street 1:	6 MICHAEL STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Clapboard Exterior and 1008 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4950.000	161,000		363,800	524,800
Total Card	0.114	161,000		363,800	524,800
Total Parcel	0.114	161,000		363,800	524,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 520.63 | /Parcel: 520.63

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	23156
GIS Ref	
GIS Ref	
Insp Date	12/13/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 033.0-0005-0002.0

!2754!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	161,000	0	4,950.	363,800	524,800		Year end	12/23/2021
2021	101	FV	155,700	0	4,950.	363,800	519,500		Year End Roll	12/10/2020
2020	101	FV	155,800	0	4,950.	363,800	519,600	519,600	Year End Roll	12/18/2019
2019	101	FV	153,900	0	4,950.	329,700	483,600	483,600	Year End Roll	1/3/2019
2018	101	FV	153,900	0	4,950.	312,700	466,600	466,600	Year End Roll	12/20/2017
2017	101	FV	153,900	0	4,950.	272,900	426,800	426,800	Year End Roll	1/3/2017
2016	101	FV	153,900	0	4,950.	233,100	387,000	387,000	Year End	1/4/2016
2015	101	FV	144,300	0	4,950.	216,000	360,300	360,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:59:11

LAST REV

Date	Time
07/15/19	09:33:37
apro	

TAX DISTRICT | PAT ACCT. 2754

USER DEFINED

Prior Id # 1:	23156
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARASHIAN MARDI	26504-509		7/18/1996		178,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/22/1994	297		500					ADD STAIRS
6/23/1993	278		1,000					16X12 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
12/13/2018	MEAS&NOTICE	CC	Chris C
5/15/2009	Measured	189	PATRIOT
2/17/2000	Meas/Inspect	264	PATRIOT
7/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4950		Sq. Ft.	Site		0	64.	1.15	3									363,842						363,800	

Total AC/HA:	0.11364	Total SF/SM:	4950	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	363,842	Spl Credit		Total:	363,800

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1H - 1 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	2 - Clapboard
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BLUE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	147.000
Other Features:	69750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	249929
Depreciation:	88975
Depreciated Total:	160955

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

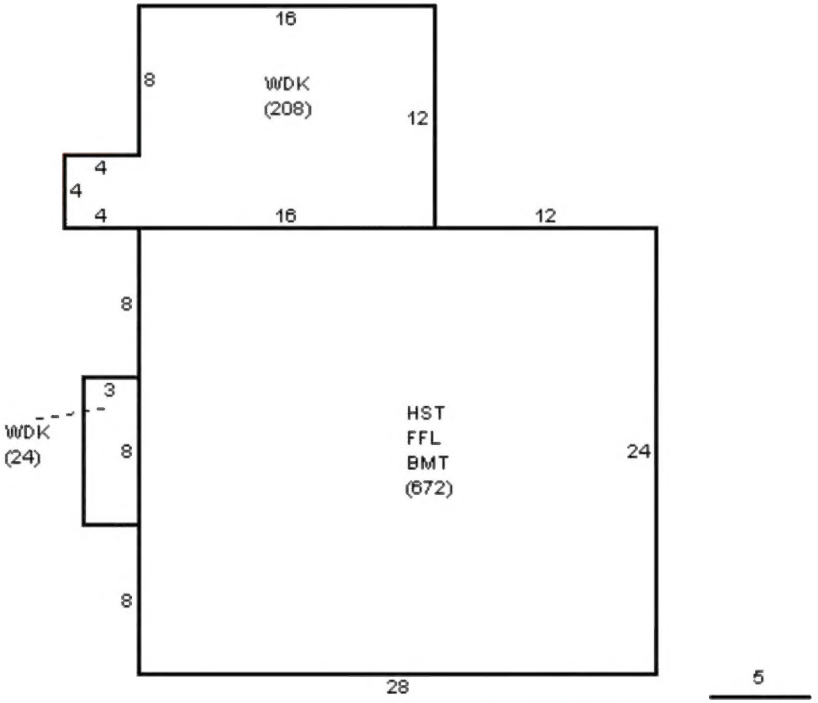
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	147.00
Special Features:	0	Val/Su Net:	84.21
Final Total:	161000	Val/Su SzAd	159.72

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	672	44.100	29,635
FFL	First Floor	672	147.000	98,784
HST	Half Story	336	147.000	49,392
WDK	Deck	232	10.210	2,368

Net Sketched Area:	1,912			Total:	180,179
Size Ad	1008	Gross Area	2248	FinArea	1008

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 033.0-0005-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: